

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>01-410</u>	<u>FAUSTO SANGUILY</u>
<u>02-179</u>	<u>JOHN CINTRON & JANY & ROBERTO SANCHEZ</u>
<u>04-105</u>	<u>THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.</u>
<u>04-136</u>	<u>DIEGO PEREZ & ALBERT SOMEILLAN</u>
<u>04-332</u>	<u>WON BUDDHISM OF MIAMI, INC.</u>
<u>04-354</u>	<u>ALIET ENTERPRISES, INC.</u>
<u>04-406</u>	<u>GEORGE HURTADO</u>
<u>04-415</u>	<u>JAMES T. WILLIAMS</u>
<u>04-417</u>	<u>JOSE & MARIA CORTEGUERA</u>
<u>04-436</u>	<u>IVAN HERNANDEZ</u>
<u>04-430</u>	<u>AMADO E. SALVADOR, ET AL.</u>
<u>04-437</u>	<u>MARIANO & ROXANA DELAPARRA</u>
<u>04-438</u>	<u>JUAN BADELL & EDUARDO LA ROZ</u>
<u>04-444</u>	<u>DENNIS IBANEZ</u>

THE FOLLOWING HEARING WAS INDEFINITELY DEFERRED & REVISED FROM 12/10/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-3 (01-410)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: FAUSTO SANGUILY

- (1) Applicant is requesting to permit an existing addition and covered terrace to a townhouse to setback a minimum of 2.8' (20' required) from the rear (west) property line.
- (2) Applicant is requesting to permit a 7' high wall (6' permitted) enclosing a portion of the outdoor living area.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Addition to Two Story Residence – Violation," as prepared by Eduardo Lopez, Architect & Planner, dated stamped received on 12/6/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 1 of KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11245 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4,981 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/2/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-1 (04-332)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: WON BUDDHISM OF MIAMI, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit a lot area of 0.264 acre (2.5 acres required).
- (3) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (4) Applicant is requesting to permit a two-way drive with a minimum width of 15.3' (20' required).
- (5) Applicant is requesting to permit a 5' wide landscape buffer (7' required) along a portion of the right-of-way.
- (6) Applicant is requesting to permit a landscape buffer varying from 2' to 3' (5' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.
- (7) Applicant is requesting to permit 0 buffer trees (10 trees required), 0 lot trees (3 required), 3 street trees (4 required) and 100 shrubs (170 shrubs required).
- (8) Applicant is requesting to permit a 5' high wood fence (6' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zen Meditation House," as prepared by Zubillaga Design, Inc., consisting of 3 sheets; Sheets A-1 and P-1 dated revised 10/7/04 and Sheet A-2 dated 6/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BELLO MONTE ESTATES, Plat book 100, Page 66.

LOCATION: 3300 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130.5' x 88.35'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/2/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-10 (04-415)

9-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: JAMES T. WILLIAMS

SPECIAL EXCEPTION to resubdivide and reface three platted lots into six proposed lots.

A plan is on file and may be examined in the Zoning Department entitled "Map of Proposed Subdivision," as prepared by R. Minguell, Inc., consisting of one sheet and dated stamped received 11/8/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lots 19, 20 & 21, less the south 20' and less the external area formed by a 25' radius concave to the Northeast, and tangent to a line that is 20' north of and parallel with the south line of Lot 21 of Block 3, MIAMI WESTGATE TRACT, Plat book 5, Page 118.

LOCATION: The Northeast corner of S.W. 16 Street & S.W. 90 Avenue; A/K/A: 1525 S.W. 90 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.22 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/5/05 TO THIS DATE:

HEARING NO. 05-5-CZ10-1 (04-136)

10-54-40
Council Area: 10
Comm. Dist. 10

APPLICANTS: DIEGO PEREZ & ALBERT SOMEILLAN

- (1) MODIFICATION of Condition #2 of Resolution CZAB10-39-99 passed and adopted by Community Zoning Appeals Board #10, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Public Hearing For Mr. Diego Perez' as prepared by De la Pezuela & Associates, Inc. dated and received 2/6/98."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition to Office Building' as prepared by Ramon L. Arronte, A.I. A. consisting of 5 sheets: Sheets A-1.1 – A-1.4 dated 7/21/03 and Sheet L-1.1 dated last revised 11/2/04.

The purpose of the request is to allow the applicant to submit plans showing an addition to an existing office building.

- (2) Applicant is requesting to permit a 4.7' wide landscape buffer (7' required) along the right-of-way.
- (3) Applicant is requesting to permit an addition to the office building setback a minimum of 10'11" (15' required) from the interior side (north) property line.
- (4) Applicant is requesting to permit 7 parking spaces (8 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 - #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi- professional Office Zoning District) or under §33-311(A)(4)(b)(non-use variance) or (c) (alternative non use variance).

The aforementioned plans are on file and may be examined in the zoning department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6 Block 3, BREEZEVUE MANORS, Plat book 62, Page 38.

LOCATION: 1525 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 138.33'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/5/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-4 (04-354)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: ALIET ENTERPRISES, INC.

Applicant is requesting to permit a single-family residence setback 13'6" (25' required) from the front (east) property line and setback 7'6" (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence for Aliet Enterprises, Inc.," as prepared by Orestes Lopez-Recio, consisting of 4 pages: Page A-2 dated 7/03 and 3 pages dated 5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 1, SARCO SUB, Plat book 151, Page 52.

LOCATION: 4014 S.W. 144 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,106 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/5/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-11 (04-436)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: IVAN HERNANDEZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 4.5' to 4.9' (7.5' required) from the interior side (north) and setback varying from 4' to 15.58' (25' required) from the rear (west) property lines.
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 41% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zoning Hearing Application for Hernandez Residence," as prepared by Armando Davila, Architect, consisting of three sheets and dated stamped received 2/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 3, CORAL WAY VILLAGE, SECTION "A", PART 1, Plat book 53, Page 88.

LOCATION: 2410 S.W. 83 Avenue, Miami-Dade County, Florida.

THE FOLLOWING HEARING WAS DEFERRED FROM 7/5/05 TO THIS DATE:

HEARING NO. 05-7-CZ10-6 (04-444)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: DENNIS IBANEZ

- (1) Applicant is requesting to permit a tennis court setback 4' from the interior side (north & south) property lines (20' required).
- (2) Applicant is requesting to permit a chain link fence with a height of 12' (8' permitted) within the setback area.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Side Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tennis Court Construction at 100 N.W. 128 Ave.," preparer unknown and dated received 12/8/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 15, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 100 N.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.82 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANTS: JOHN CINTRON & JANY & ROBERTO SANCHEZ

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 zone as would be permitted in the RU-5A zone.
- (2) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' wide, to permit a right-of-way width of 35' for the east half of S.W. 107 Avenue (40' required).
- (3) Applicant is requesting to permit a lot area of 8,039.85 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit the office building to setback 7.5' from the interior side (north) property line (15' required).

OR IN THE ALTERNATIVE TO REQUESTS #2 & #3, THE FOLLOWING:

- (5) Applicant is requesting to permit a lot area of 7,957 sq. ft. (10,000 sq. ft. required).
- (6) Applicant is requesting to permit the office building setback 20' (25' required) from the front (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-6, may be considered under §33-311(A)(20) (Alternative Site Development Option for semi-professional office zoning district) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "John Cintron & Jany Sanchez," as prepared by Richard Garcia, P. E. dated stamped received 6/6/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 1 of LEE GROVE ESTATES, Plat book 67, Page 149.

LOCATION: 3531 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 79.57' x 105'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-9-CZ10-2 (04-105)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.

Applicant is requesting to permit an addition to a residence resulting in a lot coverage of 24.2% (15% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Addition to Residence of the Mission of Tao-Confucianism of Miami, Inc.," as prepared by Emilio Castro, P.E., consisting of 4 sheets and dated 10/19/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 9, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 395 N.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.03 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANT: GEORGE HURTADO

- (1) USE VARIANCE to permit semi-professional office uses in the RU-1 zone as would be permitted in the RU-5A zone.
- (2) Applicant is requesting to permit an office building setback a minimum of 11.17' (15' required) from the interior side (north), a minimum of 10.4' (15' required) from the interior side (south) and 24.7' (25' required) from the front (west) property lines.
- (3) Applicant is requesting to permit said office building with a lot area of 7,875 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit a one-way drive with a width of 10' (14' required).
- (5) Applicant is requesting to waive the zoning regulations requiring section line roads to be 80' in width; to permit 35' of dedication (40' required) for the east half of S.W. 107th Avenue.
- (6) Applicant is requesting to permit a 5' wide landscape greenbelt (7' wide required) along the right-of-way.
- (7) Applicant is requesting to waive the required 5' high masonry wall or wood fence where the RU-5A property abuts residentially zoned properties to the north, south and east.
- (8) Applicant is requesting to waive the required 6' high wall, fence or hedge required between dissimilar land uses along the rear (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & 3 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and requests #4-8 (inclusive) may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Atlantic Appraisal Consultants," as prepared by Offerle-Lerner, AIA, consisting of 4 sheets dated 10/28/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 6, MACSON HEIGHTS, 1ST ADDITION, Plat book 67, Page 99.

LOCATION: 3231 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 105'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-9-CZ10-4 (04-417)

9-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: JOSE & MARIA CORTEGUERA

GU to RU-1M(a)

SUBJECT PROPERTY: The south 210' of the north 883' of the east $\frac{1}{2}$ of the west $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 54 South, Range 39 East.

LOCATION: Lying on the Northwest corner of S.W. 154 Avenue and S.W. 20 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.17 Acres

GU (Interim)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

HEARING NO. 05-9-CZ10-5 (04-430)

11-54-40
Council Area 10
Comm. Dist. 6

APPLICANTS: AMADO E. SALVADOR, ET AL.

Applicant is requesting to permit two duplex residential sites with frontages of 50' each (75' required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4) (b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Duplex for Eduardo Salvador," as prepared by Key-Tech Design Group, Inc., consisting of one page and dated stamped and received 11/17/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 63 & 64, Block "G", SECTION 2, CORAL TERRACE, Plat book 14, Page 58 A/K/A: Tract G5 of CORRECTED PLAT OF THE AMENDED PLAT OF FIRST & SECOND SECTIONS OF CORAL TERRACE, Plat book 31, Page 64.

LOCATION: 7300 S.W. 22 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.43 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANTS: MARIANO & ROXANA DELAPARRA

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit the day care center setback 7.5' (25' required) from the side street (north) property line, setback 24.73' (25' required) from the front (west) property line, setback 5.75' (50' required) from the rear (east) property line and setback 7.95' (50' required) from the interior side (south) property line and spaced less than 75' from residences under different ownership to the east & south.
- (3) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (4) Applicant is requesting to permit 0 auto stacking spaces (4 stacking spaces required).
- (5) Applicant is requesting to permit 0' of landscaped buffer area along the east property line (5' required between dissimilar land).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2-5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Filer & Hammond Architects, Inc., consisting of 3 pages and a site plan dated 5/18/05, a floor plan dated 12/6/04 and a landscape plan dated 5/18/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13 & 14, less the west 10' thereof, Block 25, less all the part which lies within the external area formed by a 25' radius arc, concave to the Southeast, tangent to the north line of said Lot 13, and tangent to the east line of the west 10' of said Lot 13, Block 25, REVISION OF CORAL VILLAS, Plat book 8, Page 27.

LOCATION: 3101 S.W. 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 122'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANTS: JUAN BADELL & EDUARDO LA ROZ

(1) GU to RU-1M(b)

REQUEST #1 ON PARCELS "A" & "B"

- (2) Applicant is requesting to permit two lots; one lot with a frontage of 55' and one lot with a frontage of 50.05' (60' frontage required for each).
- (3) Applicant is requesting to permit a lot with an area of 5,755.45 sq. ft. (6,000 sq. ft. required).

REQUESTS #2 & #3 ON PARCEL "A"

- (4) Applicant is requesting to permit two lots with a frontage of 52.5' (60' frontage required for each).

REQUEST #4 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non- Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Map of Boundary Survey Parcel 'A' for Eduardo La Roz & Map of Boundary Survey Parcel 'B' for Juan Badell," both sheets as prepared by Caribbean Land Surveyors, Inc. and dated stamped received 1/25/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The south ½ of the SW ¼ of the SE ¼ of the NE ¼ of Section 16, Township 54 South, Range 39 East, less the west 530' and less the north 180' thereof. AND: PARCEL "B": South ½ of the SW ¼ of the SE ¼ of the NE ¼ of Section 16, Township 54 South, Range 39 East, less the west 425' and less the north 180' thereof and less the east 130' thereof.

LOCATION: The Northwest corner of S.W. 34 Street & S.W. 148 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.809 Acre

GU (Interim)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)